

SHARON PLANNING AND ZONING COMMISSION  
Draft until approved at the next regular meeting

A regular meeting of the Sharon P & Z Commission was held on December 11, 2019 at 5:30PM at the Town Hall. Present were regular members Prindle, MacMillan, Hall, Lynn and Rand; alternates Wilbur and Loening; Land Use Administrator Casey, Dan Pitcher, Melissa Kimma, Jen McCarthy, Brian Neff, Mr. & Mrs. Carl Forzheimer, Lisa Gray and the secretary.

Chairman Prindle called the meeting to order at 5:30.

The first item on the agenda was a public hearing on an application for an accessory apartment at 103 Sharon Valley Road. Mr. Prindle read the legal notice as it appeared in the newspaper. He stated the hearing procedures which are available on the door. Land Use Administrator told the Commission that the proposal is to put the accessory apartment in the barn and that the applicants are potential buyers of the property. This proposal has gone through all the Boards/Commissions so far to be sure that they could do what they propose. Approvals have been obtained from the Health Department and the Inland Wetlands Commission. The portion of the barn that is closest to the stream is proposed to be removed. Lisa Gray, architect, explained the plans for the barn. Land Use Administrator Casey explained that per the Regulations, one dwelling area must be smaller than the other and one owner occupied. Brian Neff, engineer, reviewed the site plan and stated that the State Health Department has approved one septic for the property and there will be a total of seven bedrooms on the property. In reviewing the site plan, Mr. MacMillan questioned the flood plain line. This line will need to be correlated on the map with the FEMA maps and reviewed by his office as Building Official. Two abutting property owners had questions which were answered. With all questions answered, Mrs. Lynn made a motion to close the hearing, seconded by Mr. Rand, with all in favor. The hearing was closed at 5:43.

Mrs. Hall made a motion to adopt the agenda as presented, seconded by Mr. Rand, with all in favor.

Per the By-laws, election of Officers is held at this meeting.

Chairman – Mrs. Hall nominated Barclay Prindle, seconded by Mr. Rand, with all in favor.

Vice Chairman – Mrs. Lynn nominated Elizabeth Hall, seconded by Mr. Rand, with all in favor.

Secretary – Mrs. Lynn nominated Stanly MacMillan, seconded by Mr. Rand, with all in favor.

Mr. Prindle thanked the Commission for their vote of confidence.

There were no public comments.

Mr. MacMillan made a motion to approve the 11/13/19 minutes as written, seconded by Mrs. Lynn, with all in favor.

The permits issued since the last meeting were: Erik Butz – construct addition; Chris Armero/Jennie Baird – construct addition; and Franz Paasche/Alison Pavia – change existing garage to accessory apartment and construct new garage. Land Use Administrator stated that it is worth noting that all three of these applications required significant Health Department and Inland Wetlands work. Having an individual that can help applicants with all aspects of the application process is very beneficial to the applicants/residents. Mrs. Hall expressed how unusual this office situation is – it is believed that Sharon is the only town that has this.

Old Business: No action taken on either fire protection items.

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New Business:

Mrs. Hall made a motion to approve the application for an accessory apartment as presented at 103 Sharon Valley Road as it meets the Regulations, seconded by Mrs. Lynn, with all in favor. The hearing and deliberations were taped and are on file at the Town Hall.

The Commission reviewed the By-Laws. Mrs. Hall made a motion to amend Article V Section 5 to read only "The Secretary shall be a Regular member of the Commission and shall sign Land Use documents as needed.", seconded by Mr. MacMillan, with all in favor. Mr. MacMillan made a motion to amend Article IX Section 1 by "changing the order of c & d so that Public hearings are done before the Adoption of Agenda" as this is the way the order has been done, seconded by Mr. Rand, with all in favor. Land Use Administrator brought to the attention of the Commission as this has recently happened on another Board, if a vacancy occurs on the membership of an appointment is made (usually moving up an alternate member to a regular member) who duly serves until the next election, as which time they could not be voted into that position. Individuals should be made aware that if appointed, there are no guarantees to continue on the Board.

Land Use Administrator Casey:

She has a telephone call into Attorney Byrne concerning people living in their cars to see if this falls at all under Zoning Regulations.

Lion Rock Farm has been quiet.

Based on the agenda for the January, there may be a planning session following the regular meeting to start working on various issues.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. MacMillan, with all in favor. The meeting was adjourned at 6:10.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: JANUARY 8 5:30pm

HAPPY HOLIDAYS AND HAPPY NEW YEAR

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SHARON TOWN CLERK